

Goodyear City Center Specific Area Plan Request for Proposals and Scope of Work February 2004

Attachment #11

Goodyear gets behind facility for the Angels

Marty Sauerzopf
The Arizona Republic
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GOODYEAR - City officials formally threw their support behind a proposed Anaheim Angels spring training complex Monday, approving the outline of a \$30 million funding package that must be approved by the state Tourism and Sports Authority.

The Goodyear City Council endorsed the deal, 6-1, which requires the city to kick in \$10 million, with the balance of the cost being paid up front by Angels owner Arte Moreno. Councilman Ken Porter voted against the deal.

Moreno and Bill Pope, who are partners in SunChase, the developer of Estrella Mountain Ranch, are also donating 70 acres of land valued at roughly \$10 million at Yuma Road and Estrella Parkway for the project.

Moreno is fronting much of the construction costs in hopes of being reimbursed up to \$20 million by the Tourism and Sports Authority, which controls state tax revenues earmarked for Cactus League projects.

The authority, however, wouldn't be able to provide funding for a Goodyear stadium until at least 2017, when it completes payments toward the Surprise Stadium. The sports authority will also be providing funds to renovate Phoenix Municipal and Scottsdale stadiums before Goodyear would qualify for state funds.

The city has not indicated how it will raise its \$10 million share of the project cost. Council members have been pleased, however, that the project would include park amenities such as softball fields, basketball courts and other facilities that can be used year-round, making the cost easier to stomach. The facility would also include the spring training stadium and five and a half practice fields.

Moreno has also vowed to help the city cover costs of operating the park and hiring additional staff members to manage the project.

The Angels hope to begin playing in the new stadium in 2005, leaving their current home at Tempe Diablo Stadium. The team has a lease in Tempe through 2007, but Moreno speculated the Chicago White Sox may take the Angels' place. That would leave the Cactus League searching for a replacement team in Tucson, where the White Sox share a training facility with the Arizona Diamondbacks.

Angels move could boost Goodyear

Cactus League stadium possible centerpiece for development

Marty Sauerzopf
The Arizona Republic
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For Arte Moreno, Goodyear is the perfect place to build a \$30 million spring-training home for his Anaheim Angels, particularly since his development company owns roughly one-third of the available land in the West Valley city.

And for Goodyear, the Major League franchise could kick-start economic development along a planned commercial corridor that will someday include a new city hall, office space and retail projects.

"This will ignite the development of our City Center," said Councilwoman Sue Linney.

Details of the estimated \$30 million Cactus League project are still being hammered out among the city, Moreno and Bill Pope, Moreno's partner in SunChase, the developer of Estrella Mountain Ranch.

But the talks are on the fast track. Although the Angels have a lease to train at Tempe Diablo Stadium through 2007, Moreno said he wants to move into a new Goodyear facility for the 2005 season.

"I think it's a great opportunity for Goodyear," said Moreno, who is worth an estimated \$1 billion and bought the team with cash. "It's a great opportunity for us and for the Angels."

Early proposals would have Goodyear paying \$10 million toward the project, with Moreno fronting more than \$20 million. But elected officials are pleased that the project will include park amenities such as basketball courts, soccer fields and a roller-hockey rink, making the facility a 12-month operation.

Councilman Ken Porter warned, however, that the city has many other needs that could suffer if \$10 million is earmarked for this project.

"I'd like us to be very careful about that and go into this with our eyes wide open about what it's going to mean," he said.

Moreno said Tempe might not suffer by his team leaving. He said Tempe officials are talking to the Chicago White Sox about moving the team to the Valley from Tucson. White Sox spokesman Scott Reifert could not confirm discussions with Tempe but said the team is willing to listen.

"Our policy is if people want to come to us with other offers or try to present a better deal, we will listen and talk to people," he said. "But for the time being, we are in Tucson and pleased to be there."

Cactus League President J.P. de la Montaigne said he knows Tempe has spoken to the White Sox, but he did not know the status of the discussions.

A White Sox move would leave a hole in Tucson, sparking speculation about the Cactus League luring a team away from Florida. The Cleveland Indians and Baltimore Orioles both have leases that are set to expire soon. De la Montaigne noted that luring just one new franchise could cause scheduling troubles for the Cactus League, because the league would have an odd number of teams.

Tempe Mayor Neil Giuliano said he wishes the Angels well, but the team will have to pay its lease at Diablo Stadium unless it lands another franchise.

"The burden then is on them to help us so their contractual obligation will be relieved," he said.

A one-team training complex would be a departure from recently built Cactus League stadiums, which have two franchises. Sports Authority president Ted Ferris said Moreno's offer to pay for the construction upfront makes the deal more attractive. Moreno expects to be repaid by the sports authority, starting in 2017.

LATEST NEWS

October 29, 2003

Moreno, Pope plan Goodyear development projects

Mike Padgett
The Business Journal

A new partnership formed by the billionaire owner of the Anaheim Angels and the developer of Estrella Mountain Ranch has the potential to boost the city of Goodyear's residential and commercial growth.

Angels' owner Arturo Moreno and SunChase Chief Executive Bill Pope, who are long-time friends, Wednesday announced their new partnership in a prepared statement. Their goal is to continue developing Estrella Mountain Ranch as well as 1,400 acres of commercial properties in Goodyear, especially around the municipal airport.

"Arte and I recognized a great opportunity to do business together and to take a leadership role in the West Valley's explosive growth," Pope said in the statement.

Moreno said his and Pope's goals include expansion of Estrella Mountain Ranch, the 20,000-acre master-planned community designed into the western foothills of the Estrella Mountains. The development so far has 2,000 homes and about 6,400 residents.

SunChase and its subsidiaries contributed all of their properties in Goodyear to the partnership, but other financial details about the Moreno-Pope partnership were not released.

The partnership owns four properties totaling 1,400 acres in Goodyear, including Estrella Commerce Park, Estrella Aerospace Center, Estrella Industrial Park and a majority of Goodyear City Center.

Moreno and Pope tentatively plan to develop commercial and retail centers in Goodyear with light industrial next to the airport. Although plans are not yet complete, the new partnership is expected to inject more energy into the city's already-fast residential and commercial growth, said City Manager Steve Cleveland.

"The agreement strengthens the commitment SunChase has had to the development of Estrella Mountain Ranch, and it bodes well for the long-term growth of our community," Cleveland said.

The reorganization of SunChase into the new partnership required the city council, at its Oct. 27 meeting, to approve an amendment to the development agreement the city has had with SunChase for several years.

Goodyear recently completed an employment study that has attracted the attention of owners of property around the airport. The study "should help us energize some additional infrastructure and bring about some good-quality development," Cleveland said.

Earlier this year, Moreno bought the Anaheim Angels from Walt Disney Co. for \$180 million. He and Bill Levine sold their Outdoor Systems billboard company in 1999 to Infinity/CBS for \$8.3 billion, according to published accounts.

Moreno tried to buy a controlling interest in the Arizona Diamondbacks in 2001, and other investors bought his 5 percent share of the team in 2002.

In early October, Moreno was one of four Arizona business leaders named as deputy chairmen of the Bush-Cheney '04 Arizona Leadership Team. The others are Diamondbacks owner Jerry Colangelo, Swift Transportation Chief Executive Jerry Moyes and Viad Chief Executive Bob Bohannon.

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